



October 30, 2007

Ms. Margo Wheeler, Director
City of Las Vegas Planning and Development Department
731 S. 4th Street
Las Vegas, NV. 89101

Re: Justification Letter for an Extension of Time for ZON - 14338; VAC - 12884 and SDR-14345 on property located on the North side of Charleston Boulevard, between 9th and 10th Streets- APN: 139-34-812-003; 139-34-810-101 thru 105; 139-34-810-074 and 075

Dear Margo:

On behalf of our clients, Casino Center Properties LLC and First Street Properties LLC, please accept this letter and attached materials as a request for the first Extension of Time for the above referenced applications. This application is being filed in a timely manner to avoid a reinstatement of the previous entitlement approvals for this property. Please note that the other related applications, VAR-14342, VAR-14345 and SUP-14339 were approved for two years at the November 1, 2006 City Council meeting.

We believe an extension is warranted for the following reasons:

- 1) Nothing has changed in the development pattern of the area since the approval of these applications. Therefore, the project remains appropriate for this area of the City.
- 2) Market conditions have made condominium development difficult to proceed in a one year period of time. The owners of the property have conducted extensive research, met with several potential partners to develop the property and examined ways to fund the project. Additional time is needed to continue this work and develop a plan to make this project a reality.

We would appreciate your favorable consideration of this application. Please advise if you need any additional information or have any questions.

Sincerely,

Melissa Walter
for David Clapsaddle
Director of Planning

EOT-25370
12-19-07 CC



GCGARCIA

RECEIVED

OCT 30 2007

A Planning & Development Services Corporation

1711 Whitney Mesa Drive, Suite 110, Henderson, Nevada 89014-2158

Telephone: 702 435 9909 Facsimile: 702 435 0457 E-Mail: ggarcia@gcgarciainc.com